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Prepared by & Return to:  
Nationwide Trustee Services, Inc.  
1587 Northeast Expressway  
Atlanta, GA 30329  
(770) 234-9181

File # 0931095MS

Grantor:  
Christian Mayer  
Nationwide Trustee Services, Inc.  
1587 Northeast Expressway  
Atlanta, GA 30329  
(770) 234-9181

Grantee:  
Chase Home Finance LLC  
3415 Vision Drive  
Columbus, OH. 43219  
(800) 265-6459

INDEXING INSTRUCTIONS: Lot 366, Section C, Lake Forest Subdivision, Section 25,  
Township 1 South, Range 9 West, DeSoto County, Mississippi

STATE OF MISSISSIPPI

COUNTY OF DE SOTO

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, Patricia McQueen, Frank McQueen Jr., Marjore Perry, and Elmo Perry executed a Deed of Trust in favor of Southern Trust Title, Trustee, securing an indebtedness to Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for Evolve Bank & Trust, its successors and assigns, dated October 31, 2007, and recorded in Book 2813, Page 540 of the Land Records of De Soto County, Mississippi; and

WHEREAS, said Deed of Trust was assigned to Chase Home Finance LLC, by instrument dated October 13, 2009, and recorded in the Office of the aforesaid Chancery Clerk in Book 3092, Page 616; and

WHEREAS, Chase Home Finance LLC, the legal holder of the said Deed of Trust and the Note secured thereby, substituted Nationwide Trustee Services, Inc. as Substitute Trustee therein, as authorized by the terms thereof, by instrument dated October 13, 2009, and recorded in Book 3092, Page 619 of the records in the offices of the aforesaid Chancery Clerk; and

WHEREAS, default having been made in the payment of the indebtedness secured by said Deed of Trust, which default continued for a period of time necessary for the holder thereof

to declare the entire unpaid balance immediately due and payable as was its option so to do under the terms thereof, Nationwide Trustee Services, Inc., did on June 10, 2010, between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., at the East Front Steps of the De Soto County Courthouse in Hernando, Mississippi, offer for sale at public auction and sell to the highest bidder, according to law, the following described land and property, with improvements thereon situated, lying and being situated in De Soto County, Mississippi, and more particularly described as follows:

Lot 366, Section C, Lake Forest Subdivision, Section 25, Township 1 South, Range 9 West, as shown on plat of record in Plat Book 12, Pages 5-7, in the Chancery Clerk's office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Parcel No: 1097-2501-0-00366.00

Being the same property conveyed to the Grantors by deed being recorded simultaneously herewith.

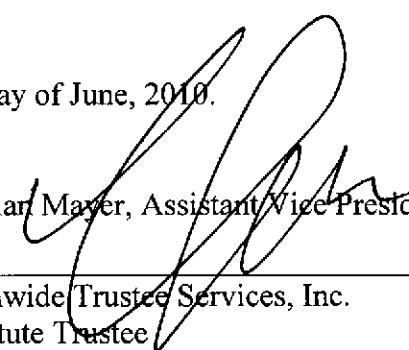
Said property was sold after strictly complying with all the terms and conditions of said Deed of Trust and the statutes made and provided in such cases. A notice of the time, place and terms of said sale, together with a description of said property to be sold, was given by publication in The Desoto Times Today , a newspaper published and generally circulated in De Soto County, Mississippi, for three consecutive weeks preceding the date of sale. The first notice of publication appeared on May 20, 2010, and subsequent notices appeared on 05/27/2010, and 06/03/2010. Proof of publication is attached hereto and incorporated herein by reference. A notice identical to said published notice was posted on the bulletin board at the De Soto County Courthouse, Mississippi, on May 20, 2010, and everything necessary to be done was done to make and effect a good and lawful sale.

At said sale Chase Home Finance LLC bid for said property in the amount of \$162,308.70 and this being the highest and best bid the said Chase Home Finance LLC was declared the successful bidder and the same was then and there struck off to Chase Home Finance LLC.

NOW, THEREFORE, in consideration of the premises and in consideration of the price and sum of \$162,308.70, cash in hand paid, receipt of which is hereby acknowledged, I, the undersigned Substitute Trustee, do hereby sell and convey unto the **Chase Home Finance LLC** his successors and assigns, the land and property above described, together with all improvements thereon.

Title to this property is believed to be good, but I will convey only such title as is vested in me as Substitute Trustee.

WITNESS MY SIGNATURE, this the 10 day of June, 2010.

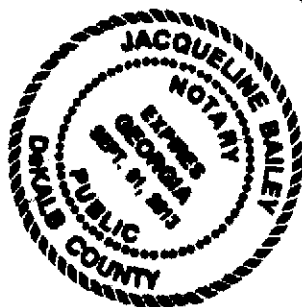
  
Christian Mayer, Assistant Vice President

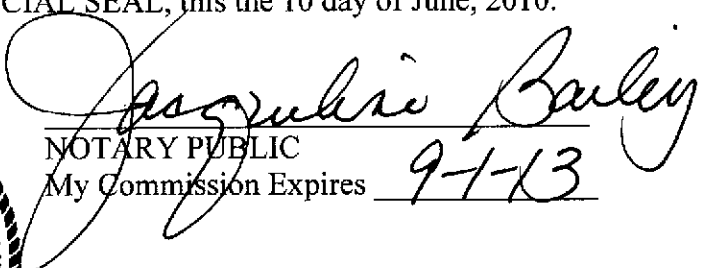
\_\_\_\_\_  
Nationwide Trustee Services, Inc.  
Substitute Trustee

STATE OF GEORGIA  
COUNTY OF DEKALB

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 10<sup>th</sup> Day of June, 2010, within my jurisdiction, the within named CHRISTIAN MAYER, who acknowledged to me that he is ASSISTANT VICE PRESIDENT OF NATIONWIDE TRUSTEE SERVICES INC, a corporation, and that for and on behalf of said corporation as Assistant Vice President, and as the act and deed of said corporation, he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 10 day of June, 2010.



  
NOTARY PUBLIC  
My Commission Expires 9-1-13

# DESOTO TIMES-TRIBUNE

## PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI  
COUNTY OF DESOTO

**Diane Smith** personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

**SUBSTITUTE TRUSTEE'S NOTICE OF SALE STATE OF MISSISSIPPI COUNTY OF DE SOTO WHEREAS,** on October 31, 2007, Patricia McQueen, Frank McQueen Jr., Marjorie Perry, and Elmo Perry executed and delivered a certain Deed of Trust unto Southern Trust Title, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for Evolve Bank & Trust, its successors and assigns, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of De Soto County, Mississippi in Book 2813, Page 540; and WHEREAS, said Deed of Trust was subsequently assigned unto Chase Home Finance LLC, by instrument recorded in the Office of the aforesaid Chancery Clerk in Book 3092, Page 618; and WHEREAS, the holder of said Deed of Trust substituted and appointed Nationwide Trustee Services, Inc., as Trustee in said Deed of Trust by instrument recorded in the Office of the aforesaid Chancery Clerk Book 3092, Page 618; and WHEREAS, default having been made in the payments of indebtedness secured by said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on June 10, 2010, I will, during legal hours (between the hours of 11 o'clock a.m. and 4 o'clock p.m.), at public outcry, offer for sale and will sell, at the East front steps of the DeSoto County Courthouse in Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in De Soto County, Mississippi, to-wit: Lot 386, Section C, Lake Forest Subdivision, Section 25, Township 1 South, Range 9 West, as shown on plat of record in Plat Book 12, Pages 5-7, in the Chancery Clerk's office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property. Parcel No: 1097-2501-0-00368.00 Being the same property conveyed to the Grantees by deed being recorded simul-

Volume No. 115 on the 20 day of May, 2010

Volume No. 115 on the 27 day of May, 2010

Volume No. 115 on the 3 day of June, 2010

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2010

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2010

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2010

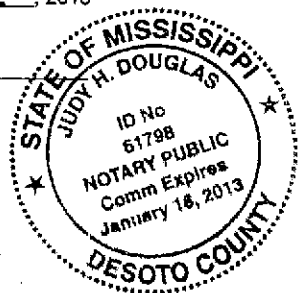
*Diane Smith*

Sworn to and subscribed before me, this 3 day of June, 2010

BY

*Judy H. Douglas*

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: JANUARY 16, 2013  
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



A. Single first insertion of 385 words @ .12 \$ 46.20

B. 2 subsequent insertions of 770 words @ .10 \$ 77.00

taneously herewith. I am to the above described property is believed to be good, but I will convey only such title as is vested in me as Substituted Trustee. WITNESS MY SIGNATURE, this the 6th day of May, 2010 Christian Mayer Christian Mayer, Assistant Vice President Nationwide Trustee Services, Inc. 1587 Northeast Expressway Atlanta, GA 30329 (770) 234-9181 ext 0831085MS

publication and depositing to same \$ 3.00

ER'S FEE: \$ 126.20

2445

PUBLISH: 05/27/2010, 06/03/2010 and 05/20/2010

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